

Florence, New Jersey
August 3, 2016

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Lovenduski at 8:00 PM. Council President Lovenduski led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to the Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7th, 2016; and advertised in the Burlington Co. Times on January 3rd, 2016 and January 10th 2016.

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, Ted Lovenduski
Absent - David Woolston on vacation.

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Baldorossi to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session – June 15, 2016 and July 20, 2016
- Township Council Closed Session – July 20, 2016

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ostrander; seconded by Sandusky to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

REGULAR CORRESPONDENCE None at this time.

APPLICATIONS:

- A. Social Affair: Roebling Museum's Octoberfest, 100 Second Avenue, Roebling, 08554
Sat., Sept. 24, 2016; 2:00 PM – 7:00 PM
- B. Off Premise 50/50 Raffle: Roebling Museum's Octoberfest, 100 Second Avenue,
Roebling, 08554, Sat., Sept. 24, 2016; 1:00 pm – 6:30 pm

Florence Township Council Regular Session 8/03/16

- C. On Premise 50/50 Raffle: Roebling Museum's Octoberfest, 100 Second Avenue, Roebling, 08554, Sat., Sept. 24, 2016; 1:00 pm – 6:30 pm

It was the Motion of Baldorossi and seconded by Sandusky to approve applications A through C.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Sandusky, Ostrander, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

PUBLIC COMMENTS

Seeing no one wishing to be heard, it was the Motion of Ostrander and seconded by Sandusky to close the public comments. Roll call vote – all ayes.

RESOLUTIONS

RESOLUTION NO. 2016-162
Authorizing Approval of 2016-2017 ABC Renewal
Plenary Retail Consumption License
with Special Ruling
(Fine Food and Spirits, Inc.)

RESOLUTION NO. 2016-163
Extension of Time for Payment of Tax Bills

RESOLUTION NO. 2016-164
Approve Request for Release of Bond for
Building A, Phase II Sanitary Sewer
Deny Request for Bond Release
Building A, Phase II Water Distribution
NFI Real Estate

It was the Motion of Ostrander and seconded by Baldorossi to approve Resolution Nos. 2016-162 through 2016-164.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

Florence Township Council Regular Session 8/03/16

ORDINANCES

**ORDINANCE NO. 2016-21
AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A
FIFTEEN (15) FOOT WIDE UTILITY EASEMENT IN FAVOR OF
FLORENCE TOWNSHIP ON A PORTION OF PROPERTY
IDENTIFIED ON THE MUNICIPAL TAX MAP AS
BLOCK 155.47, LOT 12.02
(2nd Reading) (Public Hearing & Adoption)**

Council President Lovenduski said this referred to a sewer easement at 309 Cedar Lane. It was something that was supposed to be done years ago and this is to correct an error. Administrator Brook said over twenty years ago the township installed sewer trunk lines and the municipality was responsible for recording the easement. This particular easement slipped through the cracks. Liberty Property Trust worked with the township and was very cooperative with the township relocating the line, which the township did. A sewer easement was prepared and will be filed with Burlington County in the next few weeks.

The meeting was opened to the public regarding Ordinance No. 2016-21. Seeing no one wishing to be heard, it was the Motion of Sandusky and seconded by Ostrander to close the public hearing. Roll call vote - all ayes.

It was the Motion of Ostrander and seconded by Sandusky to adopt Ordinance No. 2016-21.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

**ORDINANCE NO. 2016-22
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE
TO ESTABLISH PARKING RESTRICTIONS AND IMPLEMENT A
PERMITTING PROCESS ON A PORTION OF ALDEN AVENUE
(2ND Reading) (Public Hearing & Adoption)**

Council President Lovenduski said this ordinance was being pulled. Clerk Weiler explained there will be a corrected ordinance on a later agenda. Administrator Brook said Michael Bunnick, who is working with the township on behalf of the church, reached out to the township and Police Chief Bunce with some suggestions on how to adjust the parking in the area. Chief Bunce met with Mr. Bunnick earlier this week and it involves too much to amend this ordinance.

Florence Township Council Regular Session 8/03/16

This ordinance will die and there will be another ordinance introduced next week. Chief Bunce will provide the information and the ordinance will be written. It will be introduced next week and adopted September 7th. It just pushed the timetable back a bit but Mr. Bunnick was extremely careful to try and work with the neighbors as much as possible. He had some good ideas.

**ORDINANCE NO. 2016-23
AN ORDINANCE AMENDING ORDINANCE 1988-26, PASSED ON
DECEMBER 7, 1988 AND REVISING CHAPTER 4,
ARTICLE VII OF THE CODE OF THE TOWNSHIP OF FLORENCE,
ENTITLED "ORGANIZATION AND ADMINISTRATION"
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook explained that many years ago before the age of computers, the town would advertise the specific salaries of its employees. Today, people can request the information under the Open Public Records Act or they can come in and simply ask for it. They could also go on line and view the information. This ordinance does not eliminate the requirement of advertising the salary ordinance, it just keeps out the specific names and salaries of specific employees. All that information is open and available to the public. Florence is the only municipality that does this and has been doing it for over twenty-five years.

Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2016-23. Seeing no one wishing to be heard, it was the Motion of Ostrander and seconded by Sandusky to close the public hearing. Roll call vote - all ayes.

It was the Motion of Sandusky and seconded by Baldorossi to adopt Ordinance No. 2016-23.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

**ORDINANCE NO. 2016-24
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE,
IN THE COUNTY OF BURLINGTON, NEW JERSEY TO ENTER
INTO AN AMENDMENT TO A FINANCIAL AGREEMENT BETWEEN
THE TOWNSHIP AND TURNPIKE CROSSINGS URBAN RENEWAL, L.L.C.
FOR CERTAIN PROPERTY WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

Florence Township Council 8/03/16

Council President Lovenduski said this Ordinance amends the PILOT Agreement with NFI and Subaru. It brings it more in line with how the tax records are kept. Administrator Brook said there are no changes to any of the dollar amounts. The financial agreements indicated if a Certificate of Occupancy was obtained in the fourth quarter of the year, there would be a prorated amount until January. The township simply is that far advanced in dealing with financial agreements. They are being amended so if there is a CO issued in any quarter, the payment is prorated to December 31st and then the first year of the PILOT kicks in. Ordinance NO. 2016-24 and Ordinance 2016-25 simply amend the language, clarify it and make it clear.

At this time Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2016-24. Seeing no one wishing to be heard, it was the Motion of Ostrander, seconded by Sandusky to close the public hearing. Roll call vote - all ayes.

It was the Motion of Sandusky, seconded by Ostrander to adopt Ordinance No. 2016-24.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

**ORDINANCE NO. 2016-25
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY, TO ENTER INTO AN AMEMDMENT
TO A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP AND
TURNPIKE CROSSINGS III URBAN RENEWAL, L.L.C.
FOR CERTAIN PROPERTY WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

Council President Lovenduski said this amends the PILOT Agreement for NFI and Express Scripts. It is the same as the previous Ordinance but for Express Scripts in the same development.

Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2016-25. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Ostrander to close the public hearing. All ayes.

It was the Motion of Ostrander and seconded by Baldorossi to adopt Ordinance No. 2016-25.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

Florence Township Council Regular Session 8/03/16

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said last night the **National Night Out** held at the Community Center was a success with a great turnout. The Florence Township Police Department worked with the township, the fire department, the recreation department and the school district. For the residents there was free pizza, free hoagies, free pretzels and free ice cream. It was a nice event and it was a great success. It was the first time the township had done something like that for at least fifteen years. The idea is to expand it next year. It was a very nice event and the Mayor appreciated all of the support the administration provided.

Tomorrow morning **QPSI** will be the latest business entering Florence Township. There is a groundbreaking at NFI Park. Four years ago he stood there just off Route 130 for a groundbreaking for Subaru. The entire project was completed in four years. QPSI is a very large business that will work with Express Scripts. They do packaging. They were going to leave Burlington County and we were fortunate to keep them in the county.

Mayor Wilkie received an e-mail from **Congressman Tom MacArthur** that he will be in town tomorrow to tour **DC Fabricators**. It was once the original RD Wood building on Front Street. DC Fabricators has defense contracts relating to submarines. The Congressman is going to tour the facility from 3:30 p.m. until 5:30 p.m. Mayor Wilkie said he would be attending along with some other Council Members.

At the last Planning Board meeting the **7-11 project** on Route 130 in front of Burlington Stores was given an extension for three years. Because of the current economic times, it was very difficult to get the financing in place but they expect to move forward within the next three years. It is a \$3 million project so they need to get good financing to make that happen.

The **Farmer's Market** has been doing well. The first rain was last Thursday after it was open for about an hour. It had to close because of lightning. It will be there again tomorrow and it seems to be very positive.

Mayor Wilkie said there is no Council Meeting on August 17. There is a meeting next week and then there is one week off for the summer.

Township Administrator

Administrator Brook said he saw that John Chester was in attendance this evening. He said the township did meet with Robert Stout, the engineer for **ReadyPac**, along with Mr. Chester. Administrator Brook said he will follow up next week. With respect to the drainage, there was a ponding of water in the rear of the site. Mr. Stout said he was almost one hundred percent sure the owners will work with the township and Legacy at Meadowcroft to have the issue corrected. It is a concern and it should be addressed.

Florence Township Council Regular Session 8/03/16

The Township Administrator stated that Solicitor Grant met with township code officials and himself. They have been talking about an issue that is occurring in all municipalities, and that is the issue of **vacant and abandoned properties** and how to make the township's codes more streamlined and effective. Solicitor Grant provided some information that she has seen in other towns that follow in conjunction with some of the statutes. Currently, the township gives notice and then goes after the owner, the bank or the mortgage company to collect the money. They can take quite a while. This streamlines the procedures and would require registration. The goal is not to make money, the goal is to keep track of the properties and to improve the quality of life for the residents that live near the properties. One aspect is that after notice is provided if the work isn't done, the township will bring someone in to do the work, a resolution would be brought to the governing body. The resolution would be passed and there would be a lien placed on the property. Somewhere down the road, it will help to maintain the quality of life for the people who live around the vacant property. The registration helps to encourage the banks and the mortgage companies to move the properties along for sale. He would like to amend the code in the fall.

Administrator Brook said when the **2016 Budget** was being prepared there was a list of equipment for Public Works, Water & Sewer, Administration and the Police Department. Most likely he will have an updated list for next week to update and replace some of the aging equipment especially some of those that are from the 1990's. It is time to upgrade the fleet.

Assistant Administrator

Assistant Administrator Sahol said there was a letter in the packet regarding a gentleman from an engineering company who worked on the steel mill remediation project who wanted to donate a **park bench** for the new park area. He thinks it is a nice thing. Don Kamienski had also expressed interest in doing the same thing. It will be moving forward in the fall. The benches are already ordered, along with the waste receptacles and those kinds of things. They are being partially funded by a grant. He wanted to acknowledge the letter and said he would take care of it on behalf of the Mayor and Council. For the public's knowledge, an engineer who worked on the remediation of the site that is now a beautiful park, passed away in a tragic accident. His coworkers wanted to buy the bench in his memory because the project meant so much to him.

Mr. Kamienski asked how much the benches cost? Assistant Administrator Sahol said he didn't know off the top of his head but he would provide Mr. Kamienski with that information.

Assistant Administrator Sahol said the **Shade Tree Commission** met last Tuesday. Florence Township is now the latest community to be invaded by the Emerald Ash Bore. This beetle is heading across the country and has made its way to New Jersey. Ash Trees in the municipality are going to start to fall victim to this and they are going to die. The township will need to move very quickly when they start to die. Ash is a hard wood and it gets brittle when it dries. There are six or seven trees affected right now. Fortunately, they are not large. There are very few large ash trees on township properties. The smaller ones are going to go quickly. He will be putting the information out to the public. The public will be able to help. Unfortunately, it is not something that can be stopped. There is no way to treat them.

Florence Township Council Regular Session 8/03/16

NEW BUSINESS None at this time.

UNFINISHED BUSINESS

Mayor Wilkie said regarding the **Housing Authority**, Council could make its appointment. He said he is again appointing **Eduardo Jimenez**. Council agreed they would reappoint **Mary Ann Napolitan**. Both appointments are five year appointments.

It was the Motion of Ostrander and seconded by Sandusky to appoint Mary Ann Napolitan to the Housing Authority. Roll call vote - all ayes.

Public Comments: Open to the Public

John Chester, 15 Abrams Drive, said at the back of the **Amazon site** there is an entrance or exit for the turnpike. He asked if it was going to be used or was it temporary? Mayor Wilkie said that goes back to when that was the access to the turnpike. The turnpike keeps the access just for maintenance. There is a gate there and it is kept locked. Administrator Brook said the gate is going to be relocated when Amazon opens and will be kept locked.

Mayor Wilkie said it won't be used for trucks. Firehouse Lane will not have truck traffic. The approval that was put in place only allows for car traffic on Firehouse Lane.

Fred Wainwright, 1011 Cedar Lane, said when the solar application on Cedar Lane was approved, it was said that the hedgerow near the Cedar Hill Cemetery would be cleaned out and maintained. He said it hasn't been done and it needs to be cleaned out. There are big trees that keep falling over toward the cemetery. Assistant Administrator Sahol said he would look at the approval and contact the engineer.

Seeing no one else wishing to be heard, it was the Motion of Ostrander and seconded by Sandusky to close the public comments. Roll call vote - all ayes.

ADJOURNMENT

8:25 PM MOTION of Sandusky; seconded by Ostrander to adjourn to closed session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC
Township Clerk
/aek